

City Planning Commission Meeting
Tuesday, February 24, 2015

CPC Deadline: 04/10/15
CC Deadline: 05/08/15
Council District: B - Cantrell

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 020/15

Prepared by: Stephen Kroll
Date: February 18, 2015

I. GENERAL INFORMATION

Applicant: City Council Motion No. M-15-22

Request: This is a request for a conditional use to permit a hotel and parking garage in the CBD-3 Central Business District with waivers of the applicable height and floor area ratio requirements of the Central Business District Height and Floor Area Ratio Interim Zoning District.

Location: The petitioned property is located on Square 133, Lots 1, 13, 14, 15, 16, 17, 18, and 19, in the First Municipal District, bounded by Canal, Tchoupitoulas, Common, and Magazine Streets. The municipal addresses are 103-111 Tchoupitoulas Street and 408-422 Canal Street. The site is located within the Canal Street Local Historic District. (PD 1A)

Description: This report considers a proposal for a hotel/parking garage development, which is to occupy a site located at the intersection of Canal and Tchoupitoulas Streets. In the CBD-3 Central Business District which applies to the site, hotels are allowed only as conditional uses, and so the application includes a request for a conditional use. The application also includes a request for a waiver of the Central Business District Height and Floor Area Ratio Interim Zoning District's height limit and possibly also a waiver of its floor area ratio requirement.

The staff received development plans for the site on February 10, 2015, which did not allow sufficient time for the staff to review the application and make a recommendation to the City Planning Commission for its February 24, 2015 meeting. Additionally, the office of Councilmember LaToya Cantrell has requested that the City Planning Commission defer its consideration of the application until its March 10, meeting¹. Based on this, the staff recommends the deferral of the application.

¹ See e-mail from John Pourciau, Legislative Director for the office of Councilmember LaToya Cantrell, January 30, 2015.

Why is City Planning Commission action required?

Article 6, Section 6.4.5 *Conditional Uses* of the Comprehensive Zoning Ordinance states that hotels are conditional uses in the CBD-3 Central Business District. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 16, Section 16.6.4** *Procedures for Conditional Use Permits* of the Comprehensive Zoning Ordinance.

Article 18.65 *Central Business District Height and Floor Area Ratio Interim Zoning District* of the Comprehensive Zoning Ordinance, as proposed, requires that all appeals of the regulations of the interim zoning district be acted upon in accordance with the provisions of **Section 16.4.5(3)** *Appeals* of the Comprehensive Zoning Ordinance. For any appeal to be decided by the City Council, the City Planning Commission shall make a recommendation to the City Council in the manner provided in **Section 16.9.5** *Review and Recommendation by City Planning Commission*. The City Council shall consider the appeal in accordance with the procedure provided in **Section 16.9.6** *Review and Decision by City Council*.

II. PRELIMINARY STAFF RECOMMENDATION²

The staff recommends **deferral** of **Zoning Docket 020/15** until the March 10, 2015 City Planning Commission meeting.

III. REASONS FOR RECOMMENDATION

1. The City Planning Commission staff has not had sufficient time to review the development plans for the site and make a recommendation to the City Planning Commission.
2. The deferral of the application has been requested by the office of Councilmember LaToya Cantrell.

² Subject to modification by the City Planning Commission

SUBSTITUTE MOTION

NO. M-15-22

CITY HALL: January 8, 2015

BY: COUNCILMEMBER  CANTRELL

SECONDED BY:

BE IT MOVED BY THE CITY COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is hereby directed to conduct a public hearing to consider a request by the City of New Orleans to authorize a Conditional Use for a hotel and parking garage as per section 6.4.5 of the Comprehensive Zoning Ordinance and a height and Floor Area Ratio variance of the Central Business District ~~Height and Floor Area Ratio Interim Zoning District – for property on Lots 1, 13, 14, 15,~~ 16, 17, 18, and 19 on Square 133, generally bounded by Canal, Tchoupitoulas, Common, and Magazine Streets, in the Third Municipal District. The municipal addresses are 103 Tchoupitoulas, 105 Tchoupitoulas, 109 Tchoupitoulas, 111 Tchoupitoulas, 414 Canal, 408 Canal, and 422 Canal.

BE IT FURTHER MOVED BY THE CITY COUNCIL OF THE CITY OF NEW ORLEANS, That this motion shall not waiver the application fee or the requirement to participate in the Neighborhood Participation Program.

THE FORGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION OF THEREOF AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

Stephen Kroll

From: John D. Pourciau
Sent: Friday, January 30, 2015 4:09 PM
To: Todd James; Stephen Kroll
Subject: RE: hotel and parking garage Tchoupitoulas & Canal

Hi Stephen, that is correct. We would like to defer until March 10th. Please let me know if you have any questions.

Best,
John

From: Todd James [<mailto:tjames@mathesbrierre.com>]
Sent: Friday, January 30, 2015 4:08 PM
To: Stephen Kroll
Cc: John D. Pourciau
Subject: Re: hotel and parking garage Tchoupitoulas & Canal

You should be getting a request from dist B office to have a request for deferral to the March 10th agenda. Please call me if you have any questions, or you can contact John Pourciau with Councilwoman Cantrell's office I've cc'd him in this email.

Thanks,

Todd C. James | Project Manager
Mathes Brierre Architects
201 St. Charles Avenue, Suite 4100
New Orleans, Louisiana 70170-4100
p: 504.586.9303 c: 504.250.8830
Tjames@mathesbrierre.com
www.mathesbrierre.com

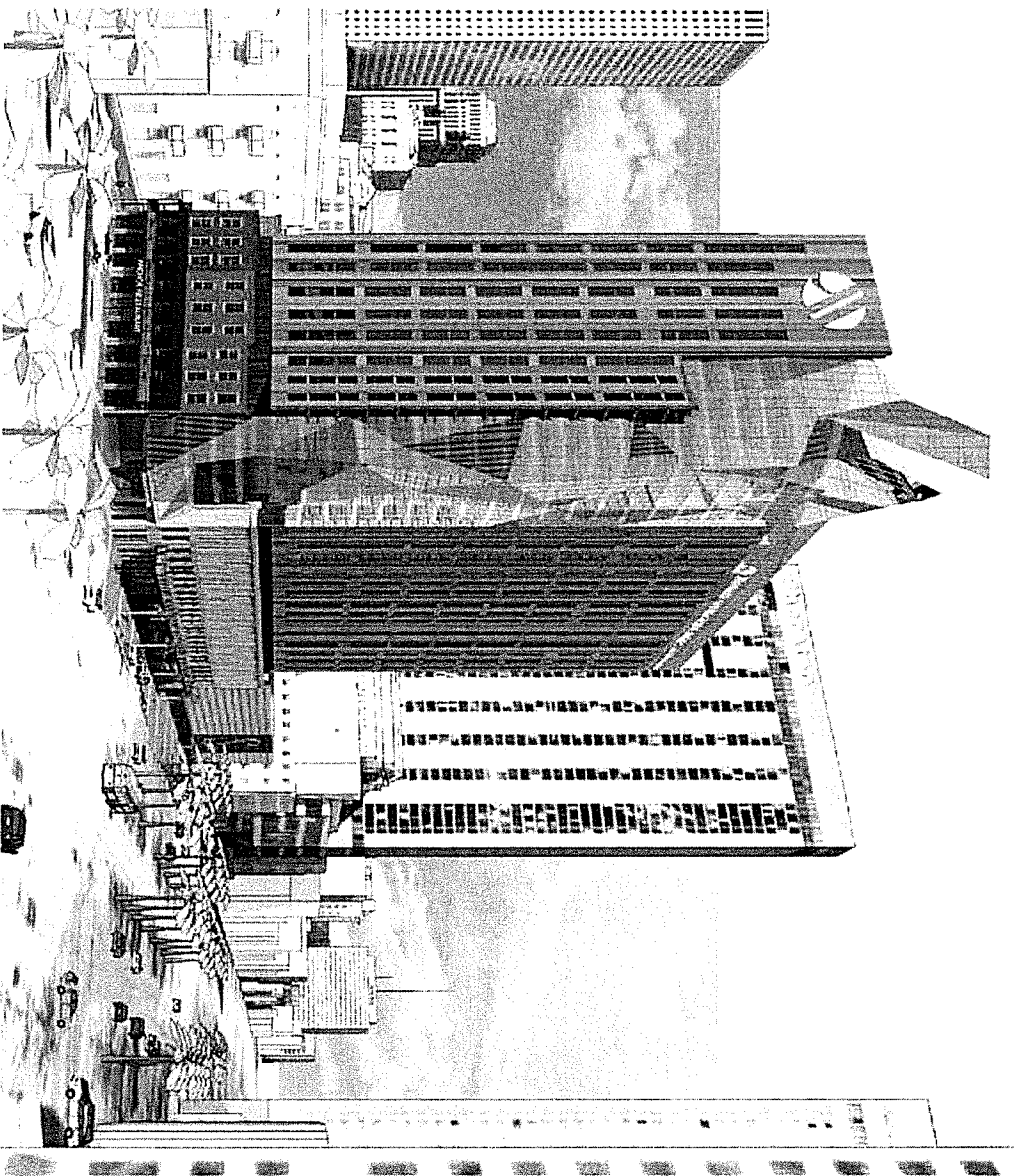
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On Jan 30, 2015, at 3:55 PM, Stephen Kroll <skroll@nola.gov> wrote:

Todd,

I wanted to let you know that I'm going to be handling this, so please keep me in the loop as things move ahead. Depending on what happens with the plans, let me know if we should defer this. Thanks and have a good weekend.

Stephen Kroll
Principal City Planner
City Planning Commission



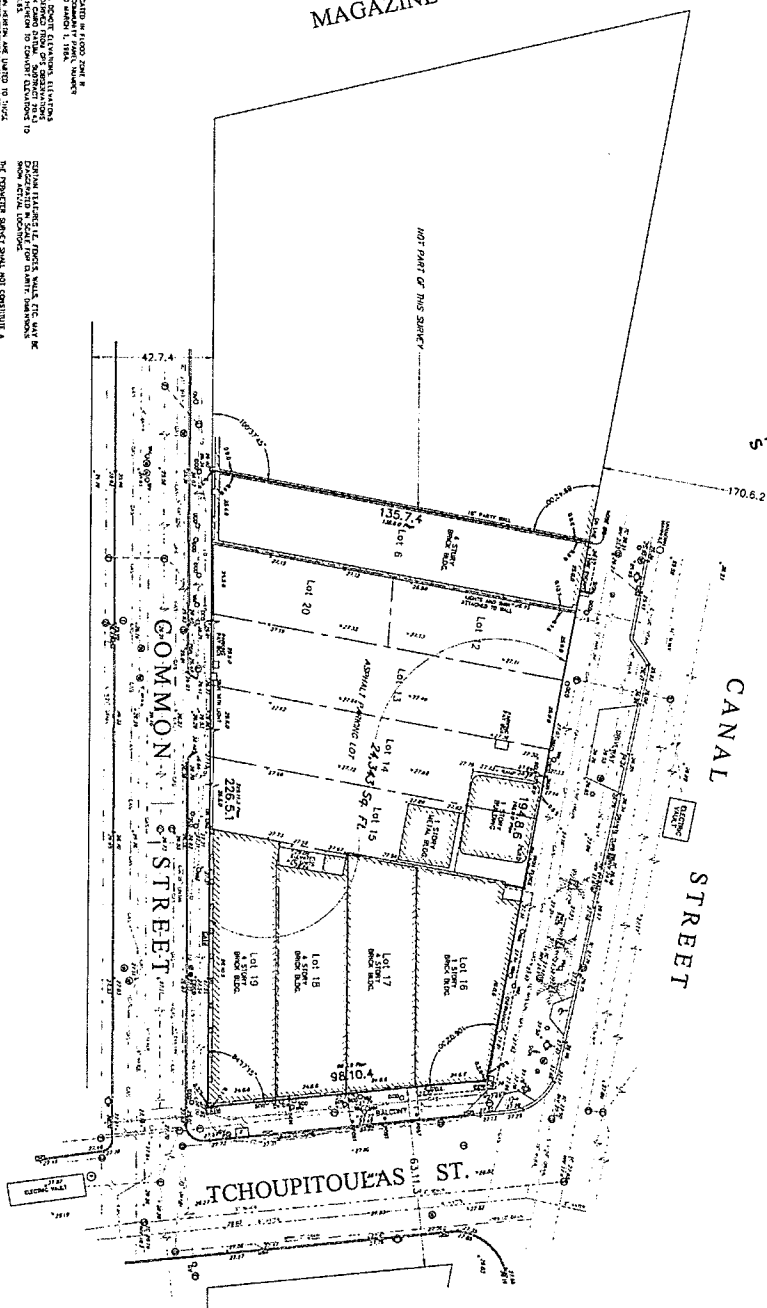
Proposed Residence Inn & Springhill Suites by Marriott

Downtown New Orleans French Quarter

New Orleans, Louisiana

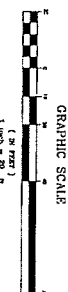
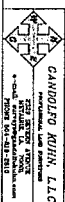
February 10, 2011

MAGAZINE STREET



THE PRODUCER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF THIS AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TIME AND PLACE VARIOUSLY ADDRESSED TO THE INFORMATION PROVIDED THE SURVEYOR.

① LEAD ② WARRANT
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February 10, 2015



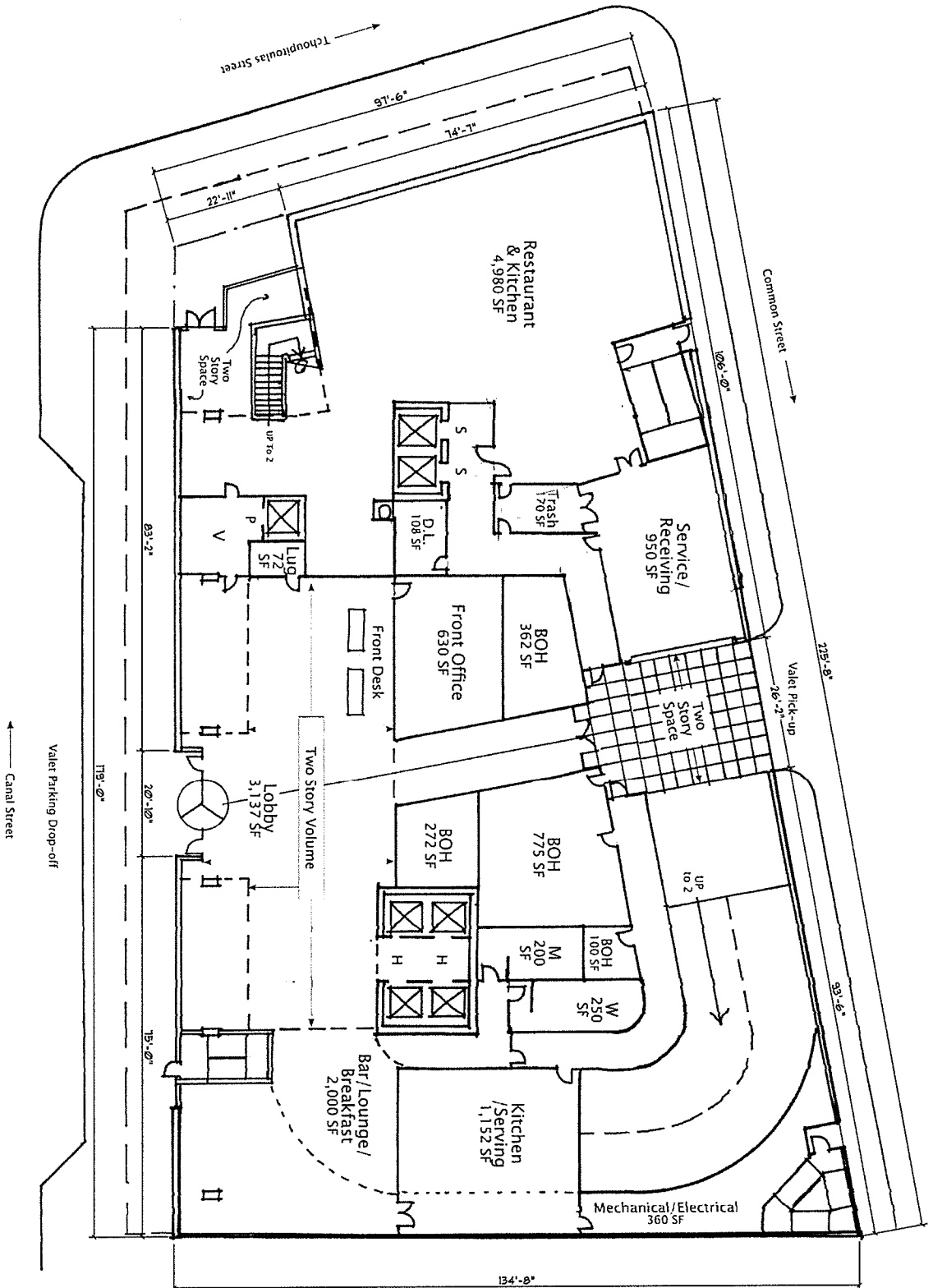
Jaysree
Hospitality, LLC

Mathes Brierre
ARCHITECTS

Proposed Residence Inn & Springhill Suites by Marriott
French Quarter Downtown New Orleans
New Orleans, Louisiana

Street Level

Scale: 1" = 20'-0"



February 10, 2015



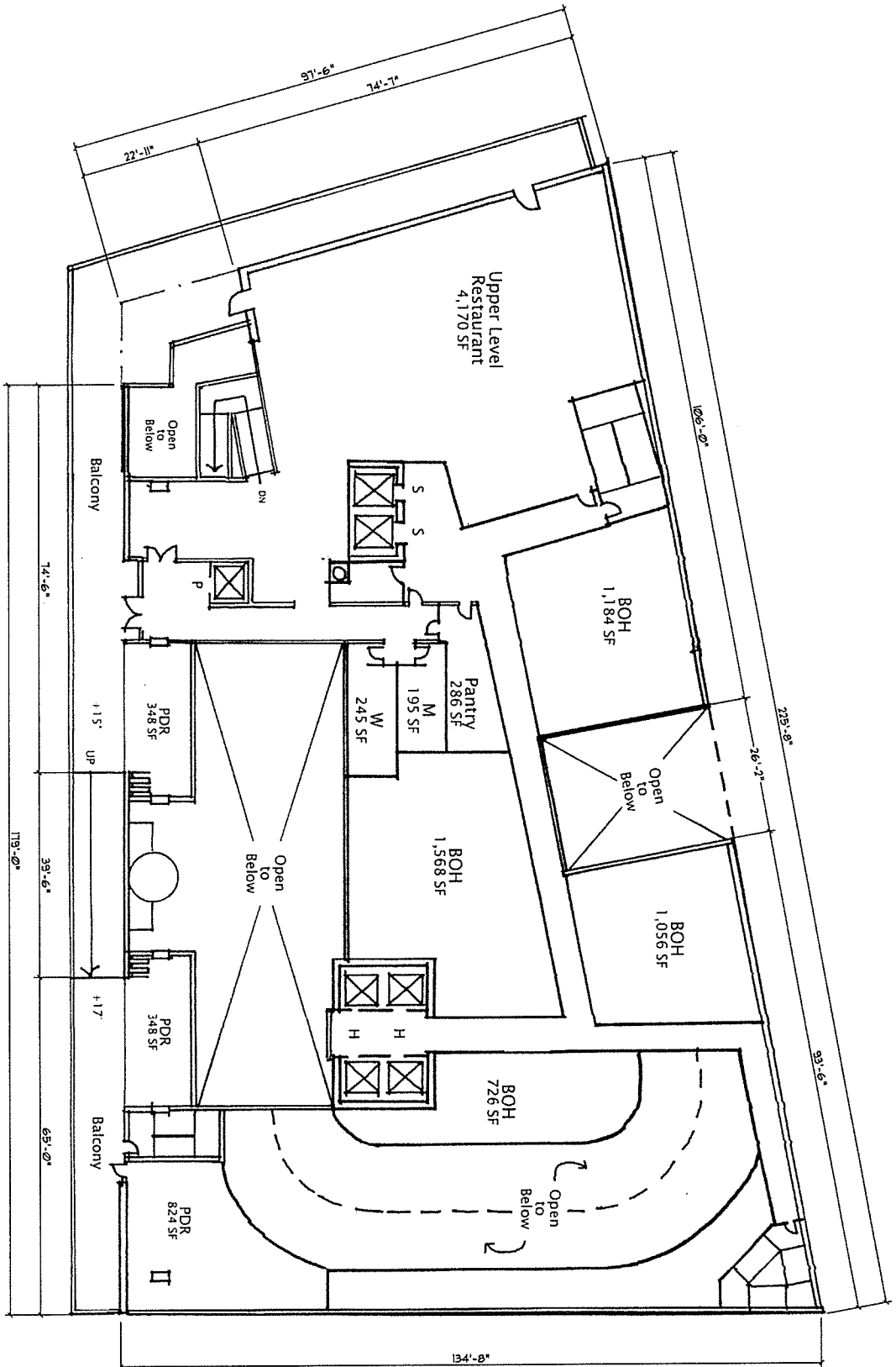
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Proposed Residence Inn & Springhill Suites by Marriott
French Quarter Downtown New Orleans
New Orleans, Louisiana

Level 2 (+15' & +17')

Scale: 1" = 20'-0"



February 10, 2015



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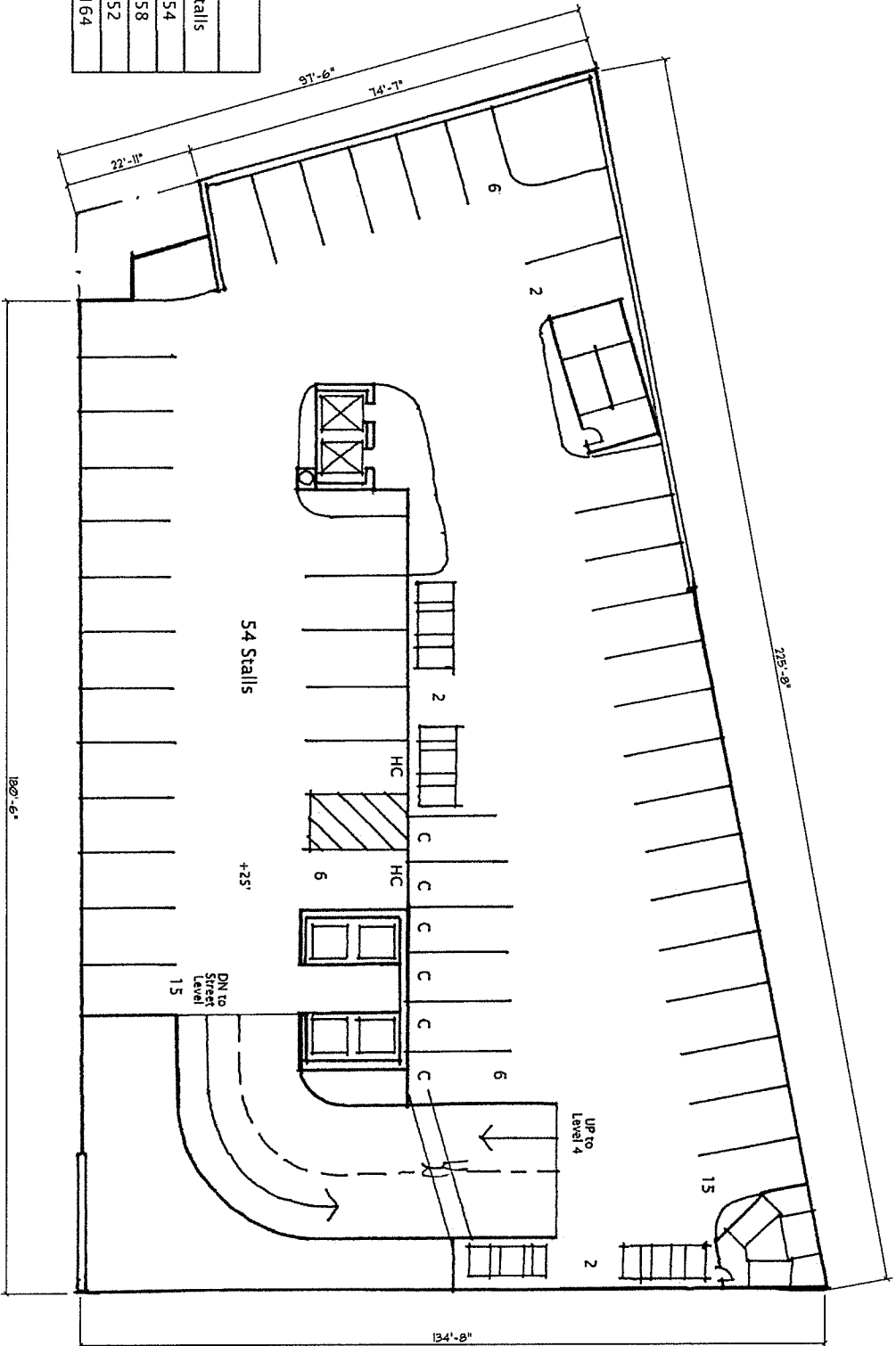
Proposed Residence Inn & Springhill Suites by Marriott
French Quarter Downtown New Orleans
New Orleans, Louisiana

Level 3 (+25')

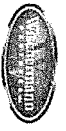
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PARKING SUMMARY	
Level	Stalls
3	54
4	58
5	52
TOTAL	164



February 10, 2015



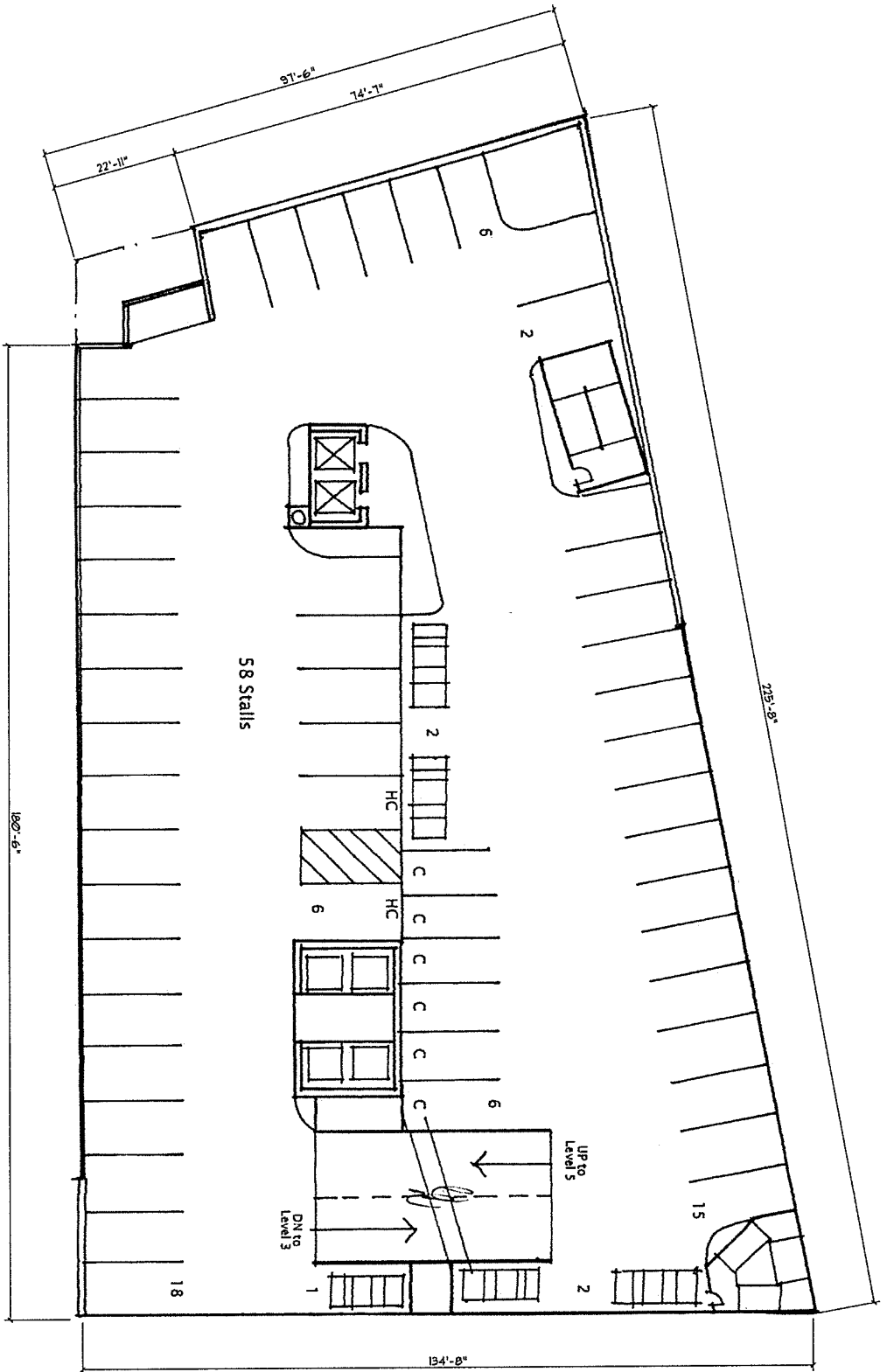
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Proposed Residence Inn & Springhill Suites by Marriott
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New Orleans, Louisiana

Level 4 (+35')

Scale: 1" = 20'-0"



February 10, 2015



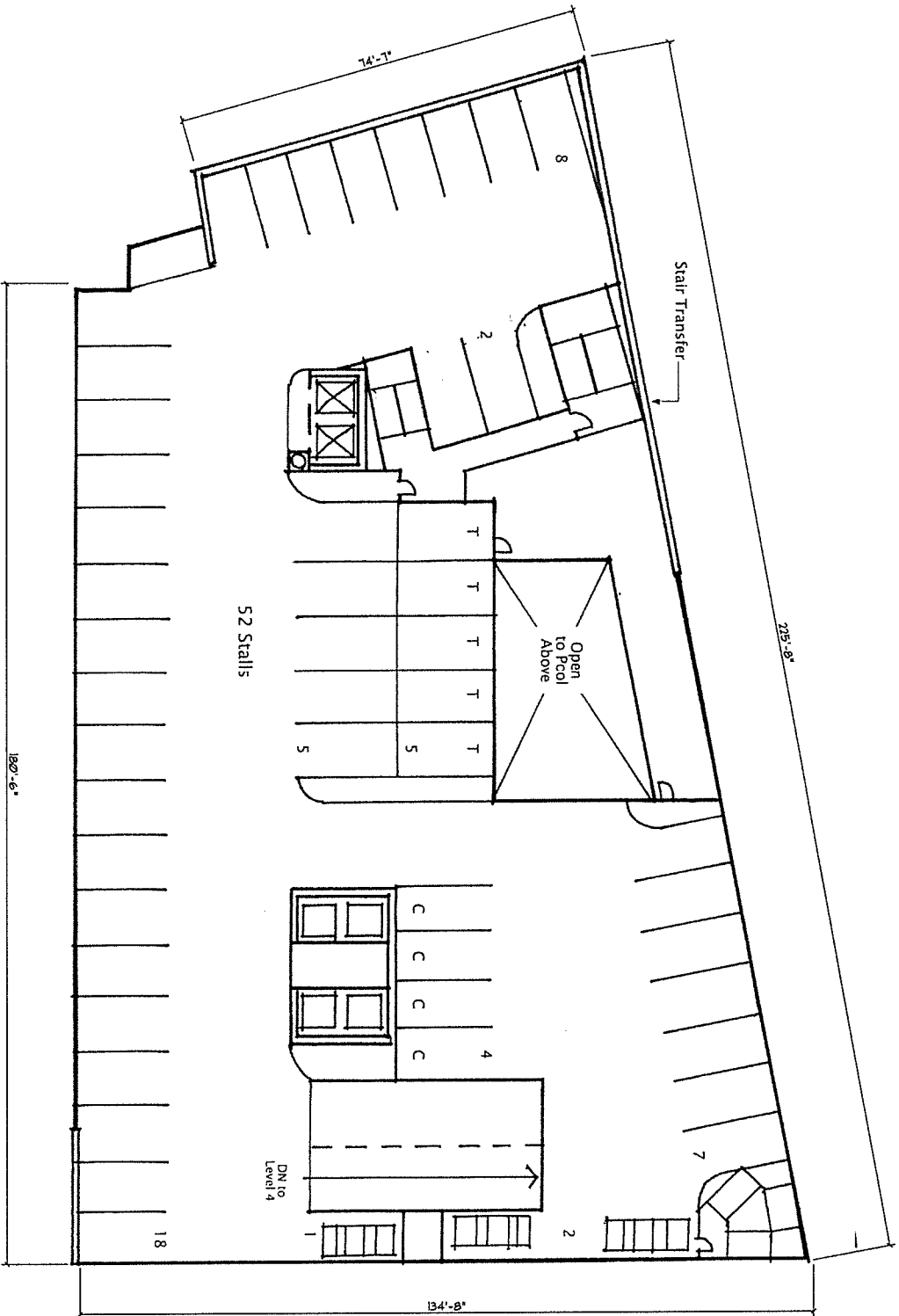
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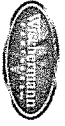
Proposed Residence Inn & Springhill Suites by Marriott
French Quarter Downtown New Orleans
New Orleans, Louisiana

Level 5 (+45')

Scale: 1" = 20'-0"



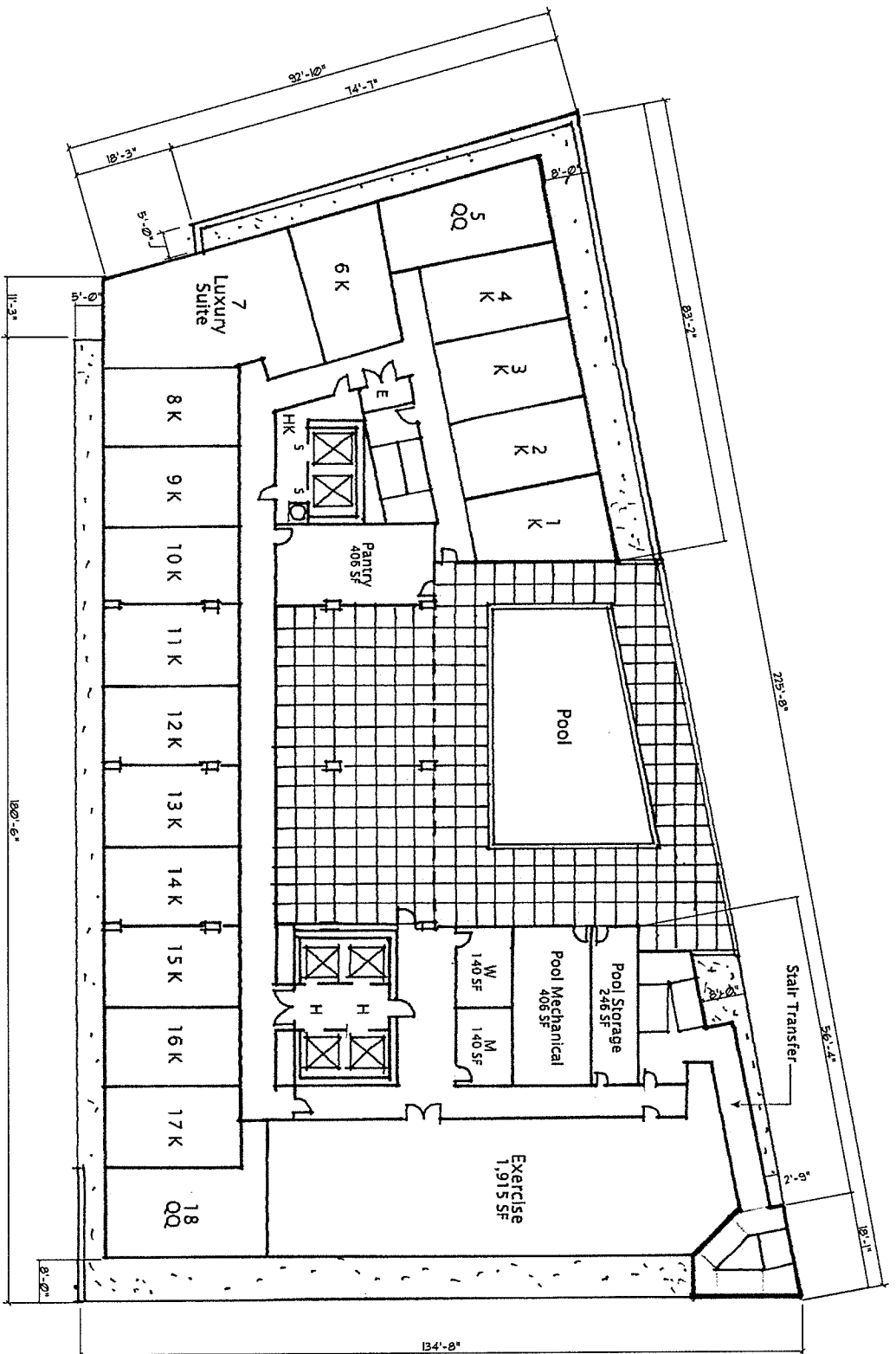
CS



Mathes Bierre

**WILL NEW CITIES
New Orleans, Louisiana**

Scale: 1"=20'-0"



February 10, 2015



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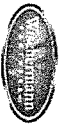
Proposed Residence Inn & Springhill Suites by Marriott
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New Orleans, Louisiana

Level 7-12

Scale: 1" = 20'-0"



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Proposed Residence Inn & Springhill Suites by Marriott
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New Orleans, Louisiana

Levels 13-19

Scale: 1" = 20'-0"



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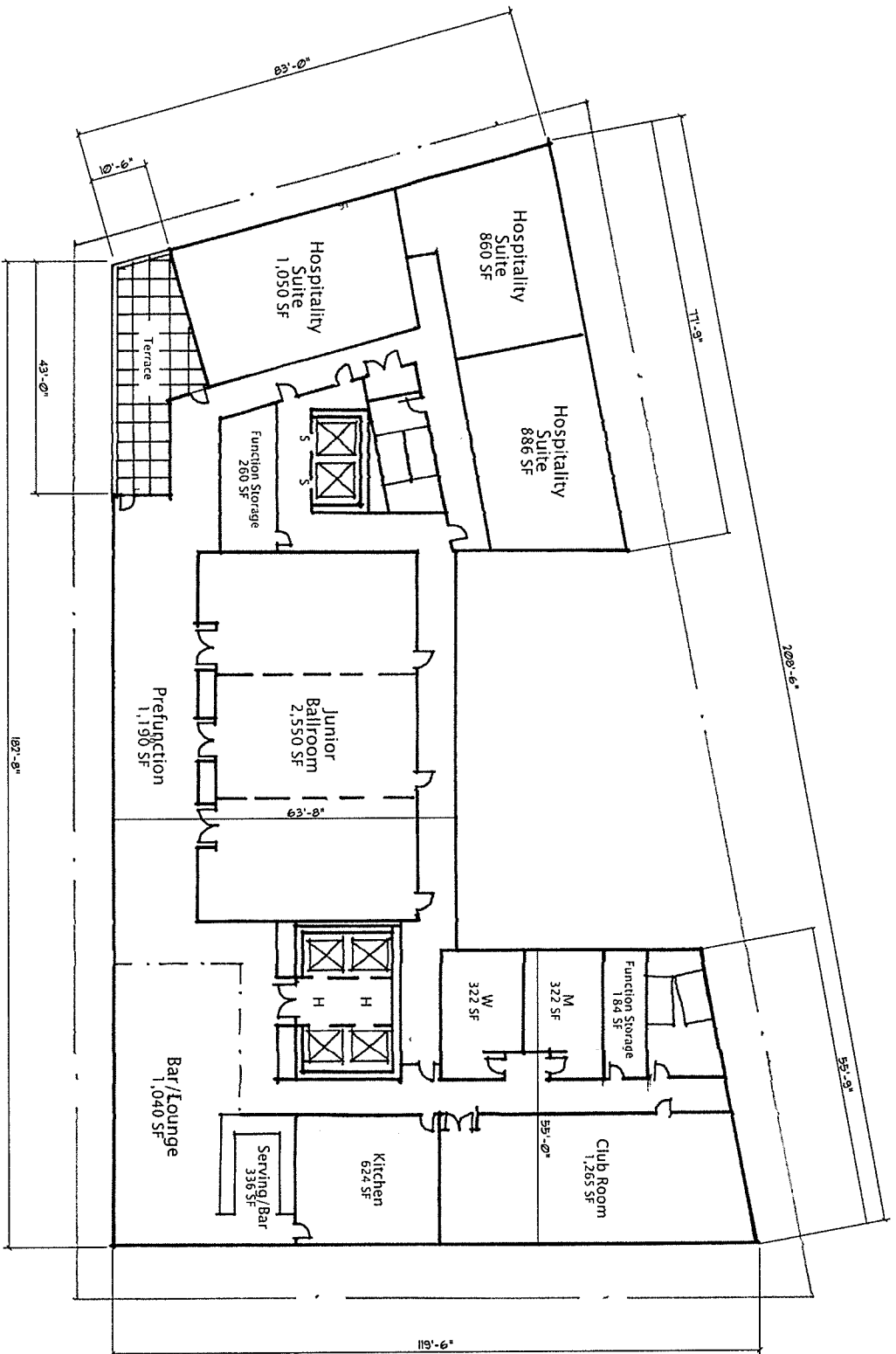
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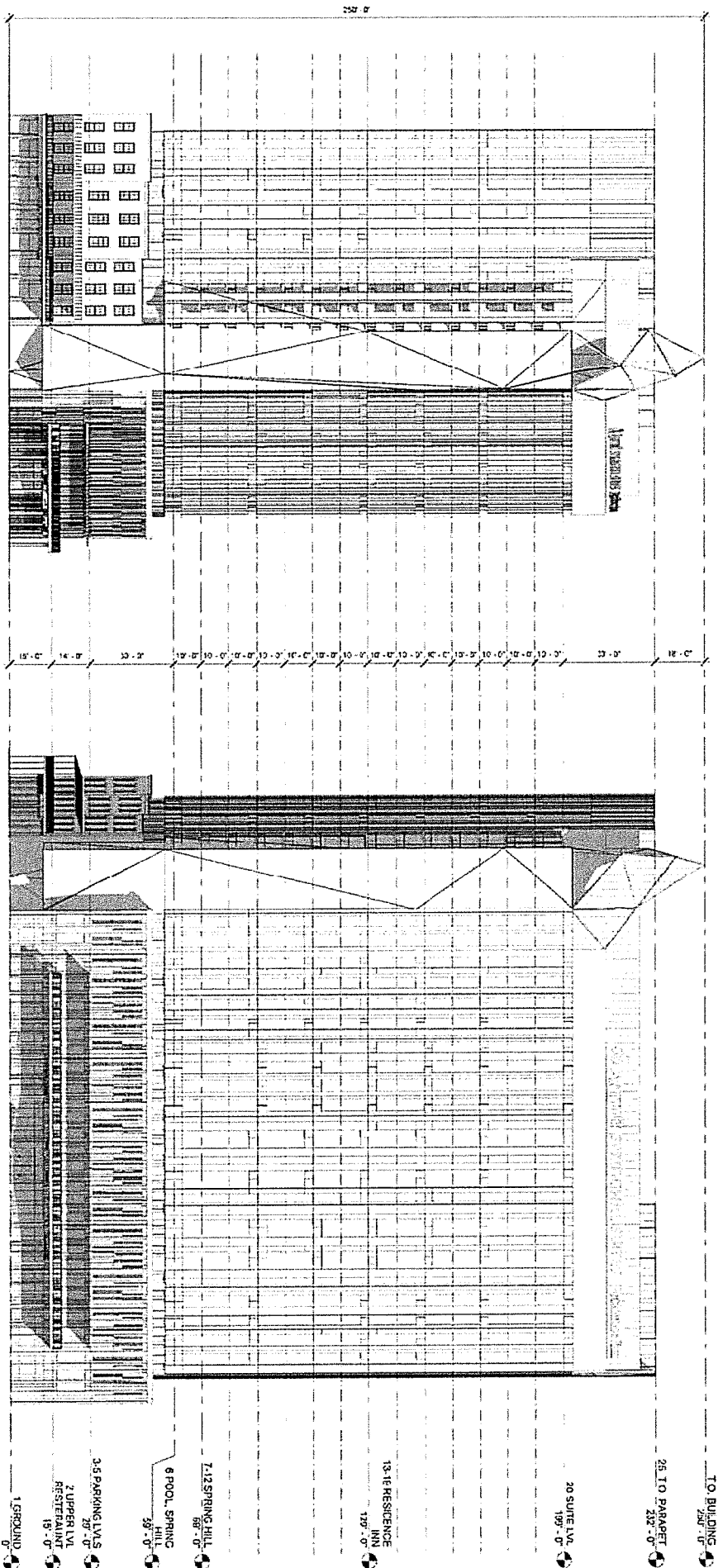
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Proposed Residence Inn & Springhill Suites by Marriott
French Quarter Downtown New Orleans
New Orleans, Louisiana

Level 20

Scale: 1"=20'-0"





① TOP OF PITCHED ST. SCHEMATIC ELEVATION

② CANAL ST. SCHEMATIC ELEVATION

February 10, 2015



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Proposed Residence Inn & Springhill Suites by Marriott French Quarter Downtown New Orleans New Orleans, Louisiana

HOTEL SPACE SUMMARY

PUBLIC SPACE

[1] Lobby/Front Desk.....	3,137
[1] Spring Hill Suites Bar/Lounge/Breakfast.....	2,000
[1] Public Restrooms.....	450
[2] Public Restrooms.....	440
[2] PDR (3).....	1,520
[6] Pool (Outdoor).....	—
[6] Pool Restrooms.....	280
[6] Exercise Room.....	1,915
[20] Bar/Lounge/Serving.....	1,376
[20] Junior Ballroom.....	2,550
[20] Prefunction.....	1,190
[20] Public Restrooms.....	644
[20] Club Room.....	1,265

SUBTOTAL PUBLIC SPACE..... 16,767

BACK OF HOUSE AREAS

[1] Spring Hill Suites Kitchen & Serving.....	1,152
[2] Pantry.....	286
[20] Residence Inn Kitchen.....	624
[1] Service & Receiving.....	950
[1] Trash/Recycling.....	170
[1] Dirty Linen.....	108
[1] Luggage.....	72
[1] FCC.....	—
[1] Mechanical/Electrical.....	360
[1] 21 Unassigned Back of House.....	6,053
[1] Front Office.....	630
[6] Pool Mechanical.....	406
[6] Pool Storage.....	246
[6] Pool Pantry.....	406
[20] Function Storage.....	444

SURTOTAL BACK OF HOUSE AREAS..... 11,907
CIRCULATION AND NET TO GROSS..... 15,676

A. TOTAL GSF - PUBLIC/BACK OF HOUSE..... 44,350

GROSS SQUARE FOOT ROOM SUMMARY

LEVEL	PUBLIC/BOH GSF	GUESTROOM GSF	Total GSF
Street Level (0')	15,481	—	15,481
Level 2 (+1.5' & +1.7')	11,957	—	11,957
Level 3 (+2.5')	—	—	—
Level 4 (+3.5')	—	—	—
Level 5 (+4.5')	—	—	—
Level 6 (+5.5')	3,771	11,971	15,742
Level 7 (+6.7') (Typical to 12)	—	17,084	17,084
Level 8-12 (+7.7') - (+11.7')	—	85,420	85,420
Level 13 (+13.3') (Typical to 19)	—	15,789	15,789
Levels 14-19 (+14.3') - (+19.3')	—	94,734	94,734
Level 20 (+20.5')	13,141	2,602	15,743
TOTAL	44,350	227,600	271,950
GSF/Key @ 381 Keys =	116	597	714

(Does not include lease restaurant space of 9,150 SF).

SPRINGHILL SUITES GUESTROOMS

1. King Suite (15'x26' = 390 GSF)	@ 135 Rooms	= 52,650
2. Queen/Queen Suite (15'x30'-6" = 457.5 GSF)	@ 68 Rooms	= 31,110
3. Luxury Suite (836 SF)	@ 7 Rooms	= 5,852

GUESTROOM Only GSF = 89,612

RESIDENCE INN GUESTROOMS

1. Suite Studio (20'-6"x24'-1" = 494 GSF)	@ 119 Rooms	= 58,786
2. 1 Bedroom Suite (22'x24'-1" = 530 GSF or Larger)	@ 42 Rooms	= 22,260
3. 2 Bedroom Suite (820 GSF)	@ 7 Rooms	= 5,740
4. Hospitality Suites (Size Varies)	@ 3 Rooms	= 2,796

GUESTROOM Only GSF = 89,582

TOTAL GUESTROOM Only (Both Hotels) GSF 179,194 (78.7%)

Keys = 381

470 GSF/Key

Corridors, Stairs, Elevators, Shafts, HK, Storage 48,406 (21.3%)

B. TOTAL GSF - GUESTROOM Areas 227,600 (100%)

C. TOTAL GSF - ENTIRE BUILDING Approximately 390,000 SF

Guestroom Summary

LEVEL	King Suite	QQ Suite	Luxury Suite	Studio	1 Bed	2 Bed	Hospitality Suite	TOTAL
6	15	2	1	—	—	—	—	18
7 (Typical)	20	11	1	—	—	—	—	32
8-12 (x5=)	100	55	5	—	—	—	—	160
13 (Typical)	—	—	—	17	6	1	—	24
14-19 (x6=)	—	—	—	102	36	6	—	144
20	—	—	—	—	—	—	3	3
SPRINGHILL SUITE TOTAL	135 (64%)	68 (32%)	7 (3%)	—	—	—	—	210 (100%)
RESIDENCE INN TOTAL	—	—	—	119 (70%)	42 (25%)	7 (4%)	3 (2%)	171 (100%)
TOTAL KEYS	381							

February 10, 2015



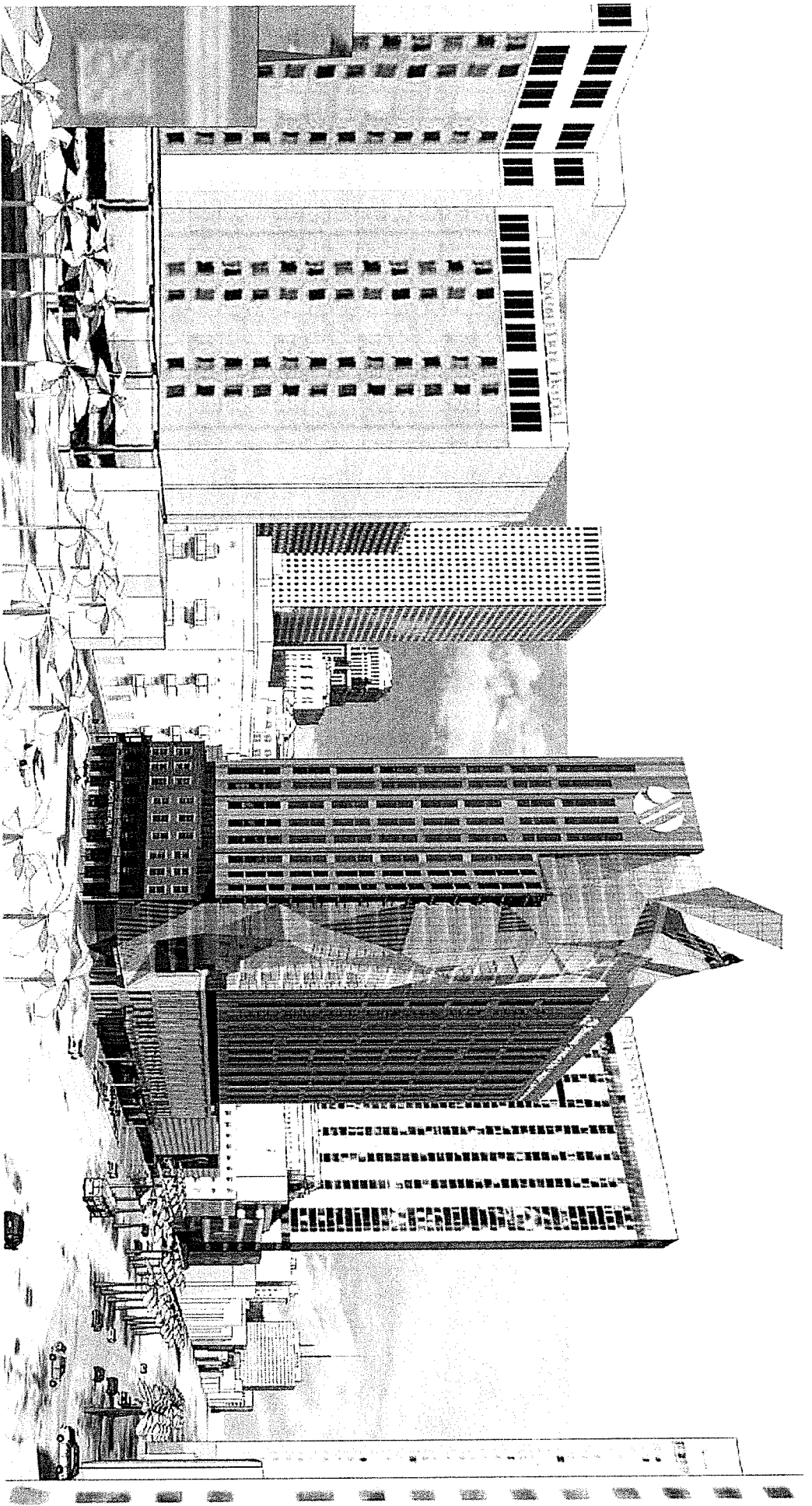
Jayshree Hospitality, LLC

Mathes Briere Architects

Proposed Residence Inn & Springhill Suites by Marriott

Downtown New Orleans French Quarter
New Orleans, Louisiana

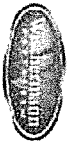
Summaries



View From Canal Looking West

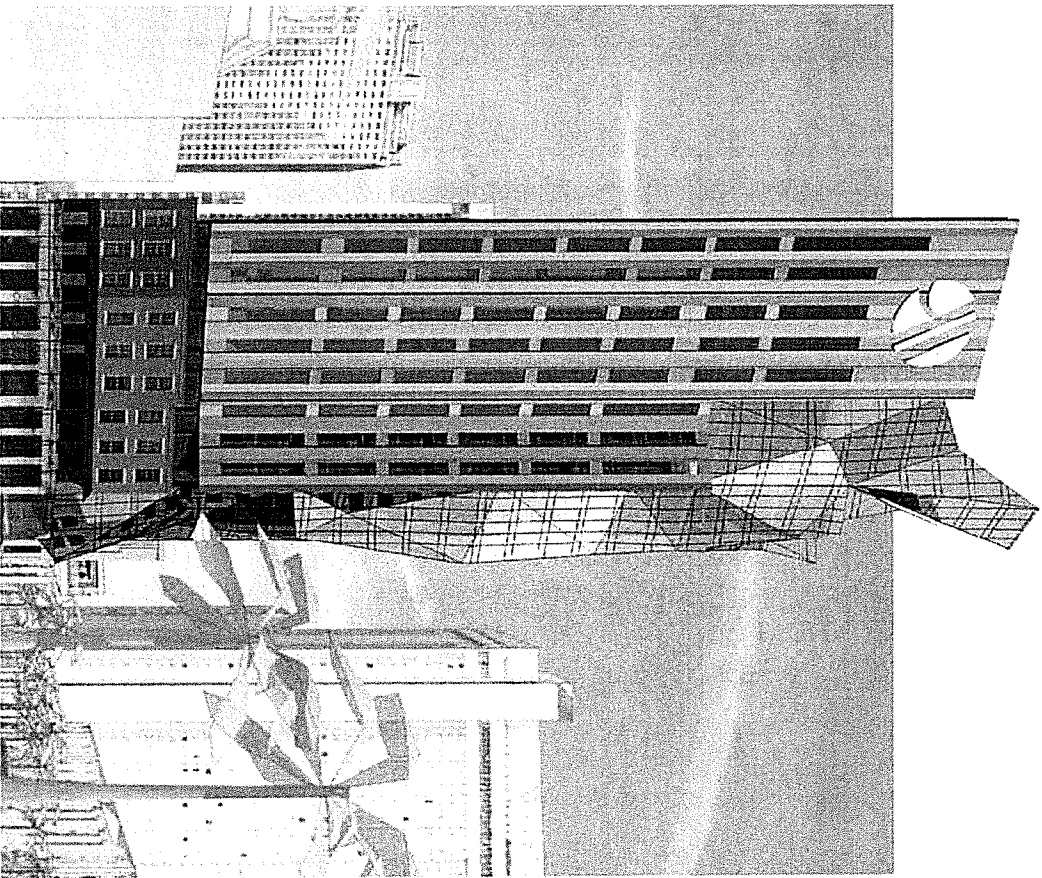
Proposed Residence Inn & Springhill Suites by Marriott

Downtown New Orleans French Quarter
New Orleans, Louisiana

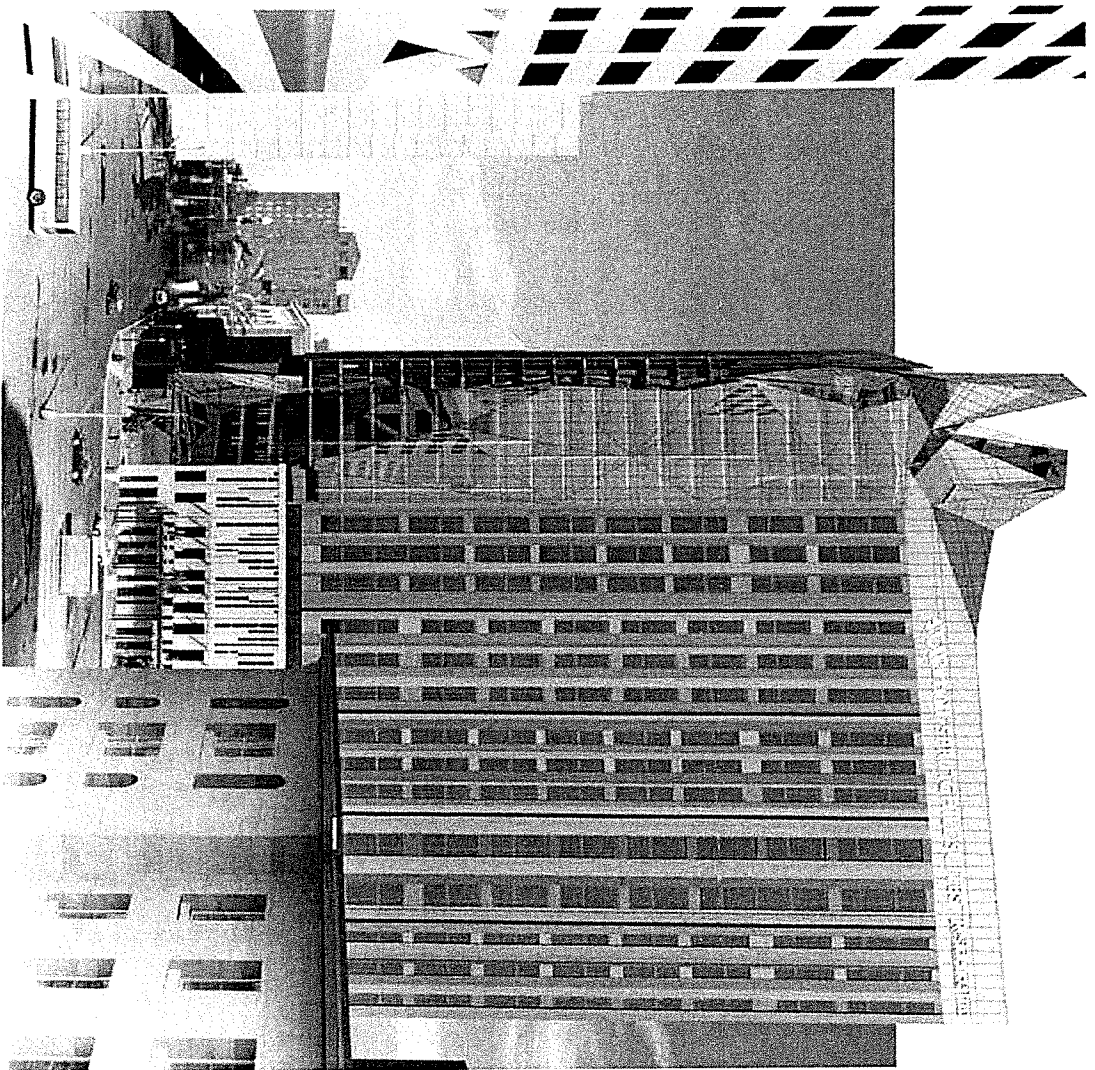


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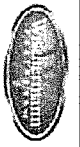
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View From Harrah's Casino



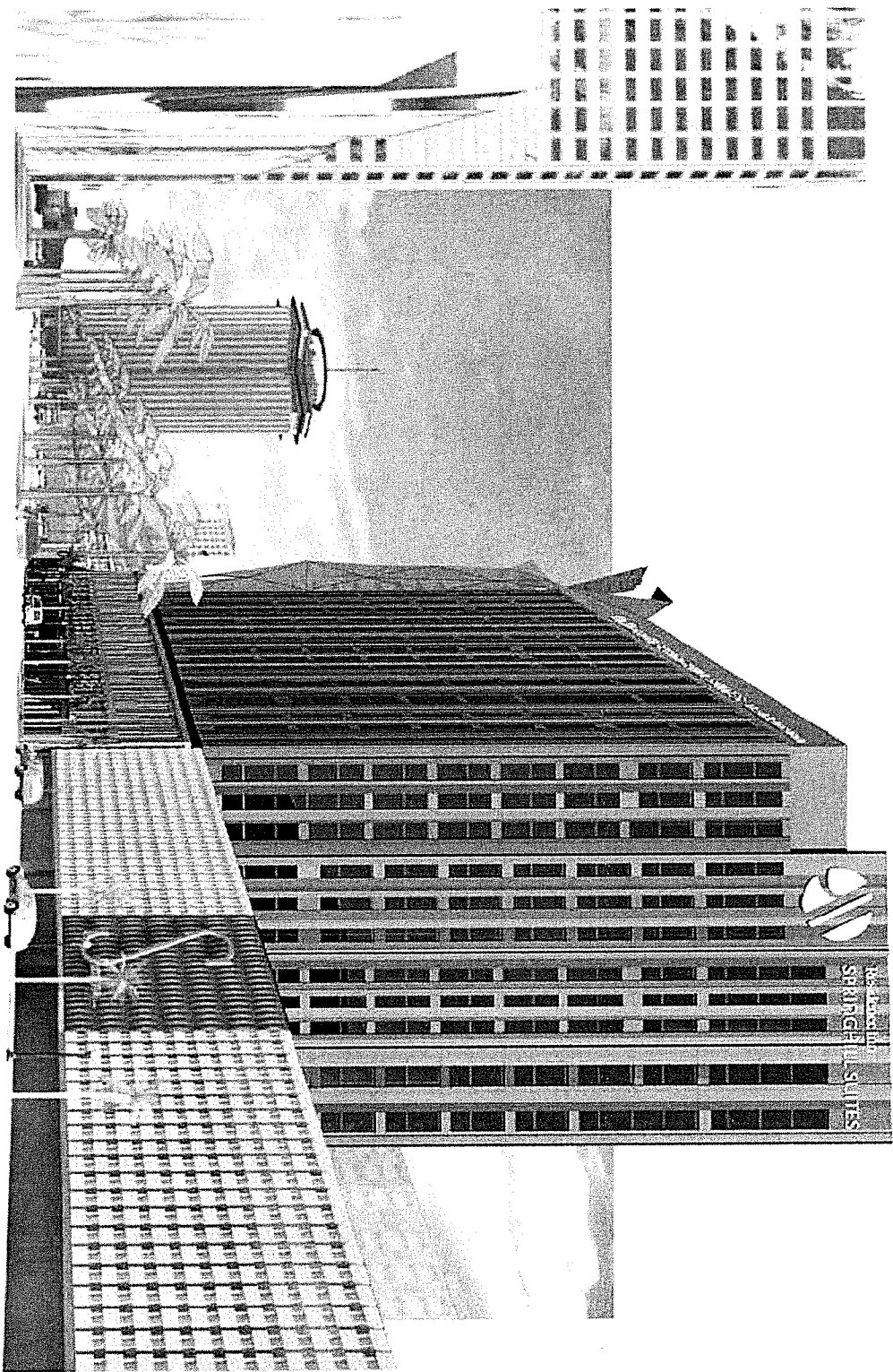
View From North Peters Street



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Proposed Residence Inn & Springhill Suites by Marriott
Downtown New Orleans French Quarter
New Orleans, Louisiana



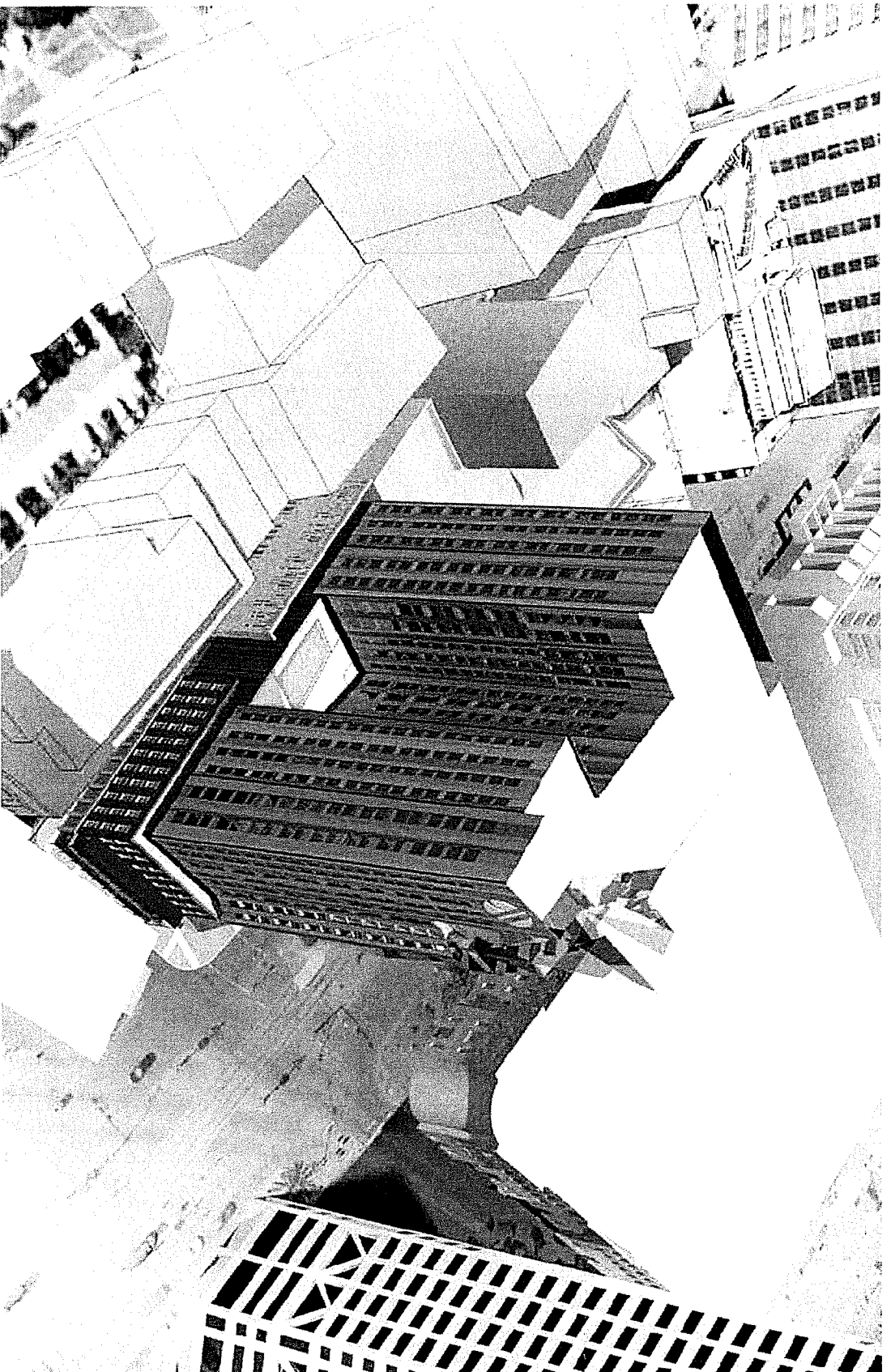
View To Southeast From Canal Street

Proposed Residence Inn & Springhill Suites by Marriott
Downtown New Orleans French Quarter
New Orleans, Louisiana



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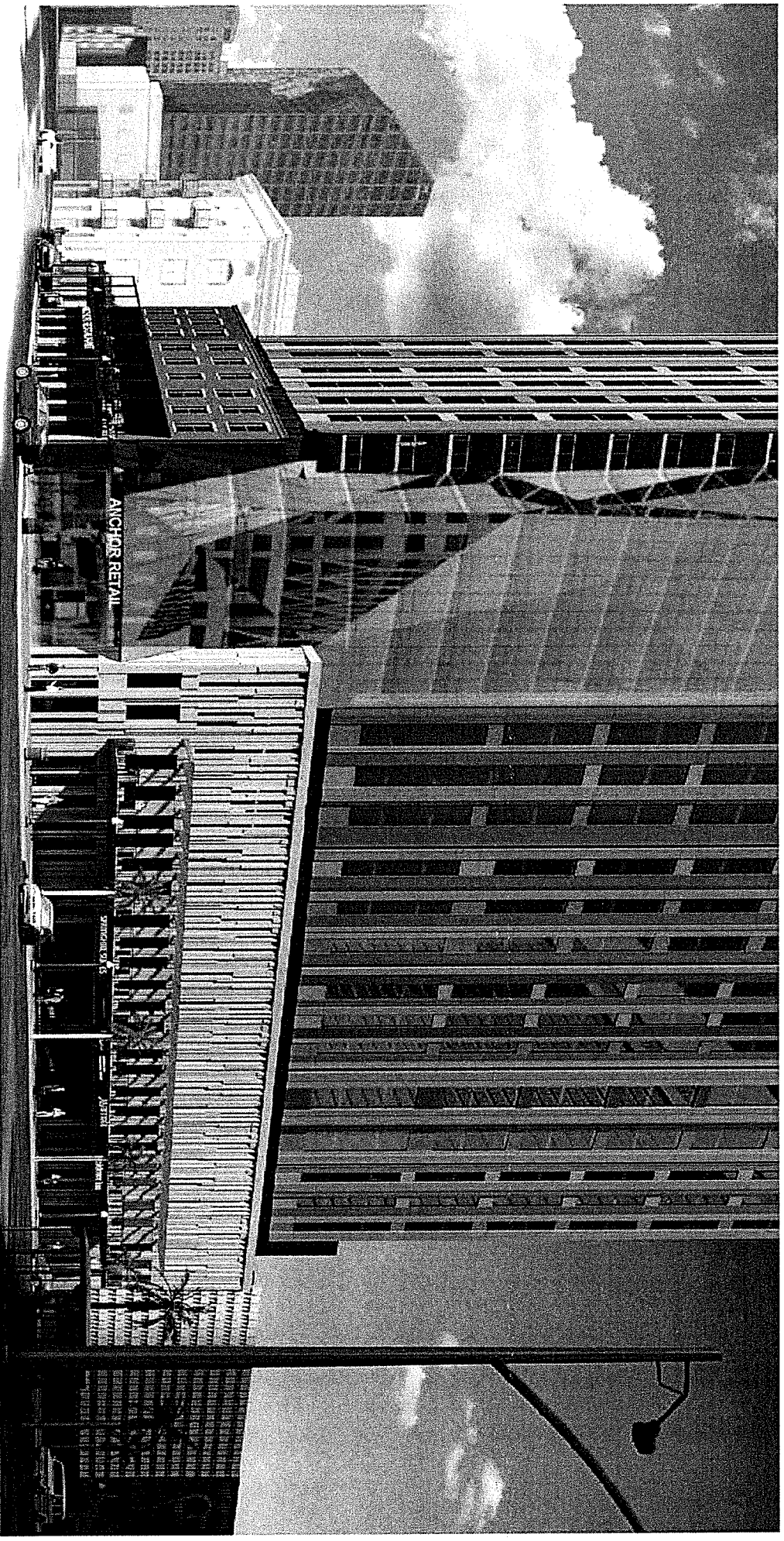
Bird's Eye View from Tchoupitoulas Street

Proposed Residence Inn & Springhill Suites by Marriott
Downtown New Orleans French Quarter
New Orleans, Louisiana



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View Of Base From Canal Street

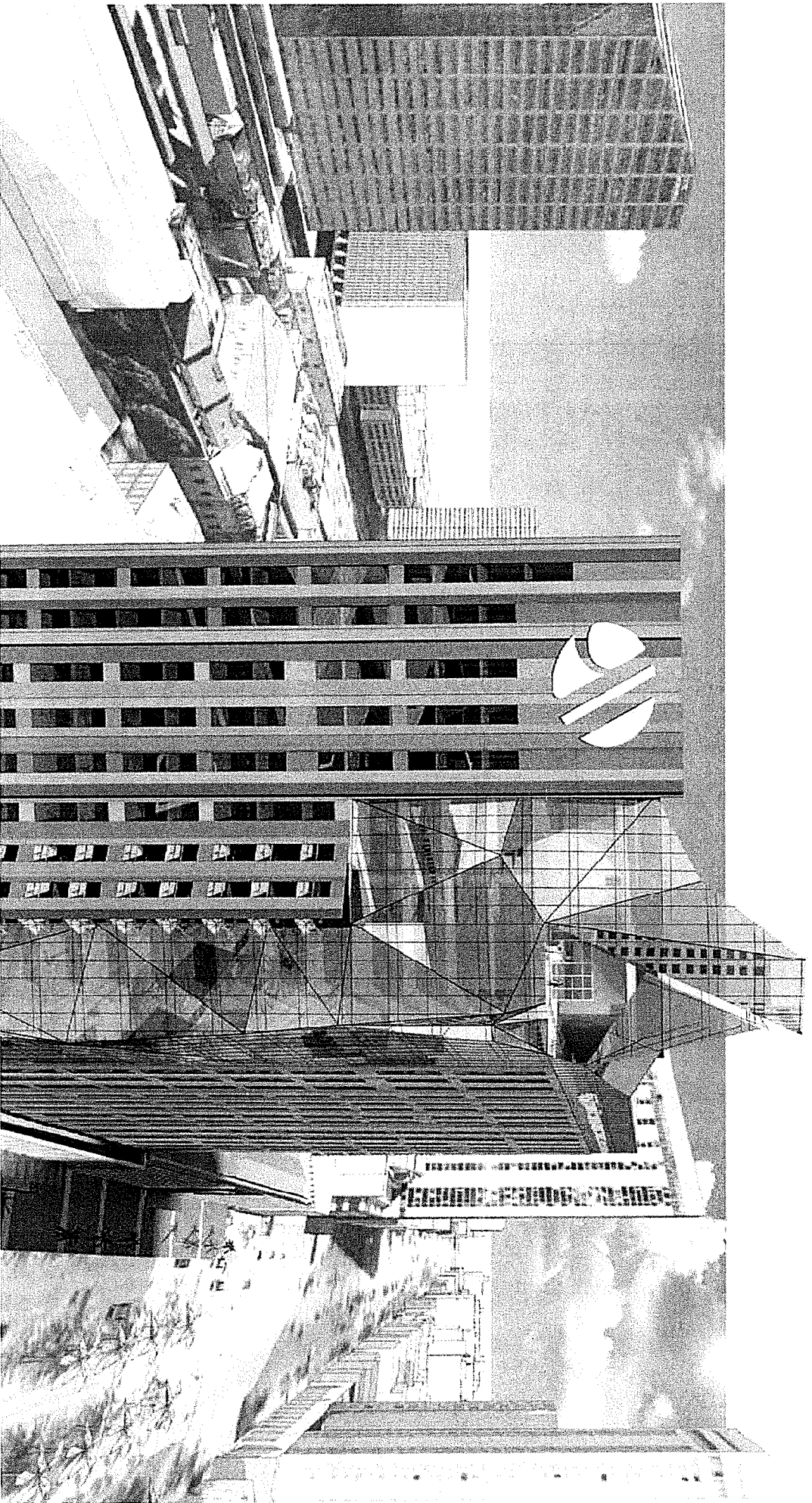
Proposed Residence Inn & Springhill Suites by Marriott

Downtown New Orleans French Quarter
New Orleans, Louisiana



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View Of Terrace & Corner Balcony

Proposed Residence Inn & Springhill Suites by Marriott
Downtown New Orleans French Quarter
New Orleans, Louisiana



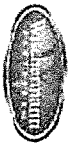
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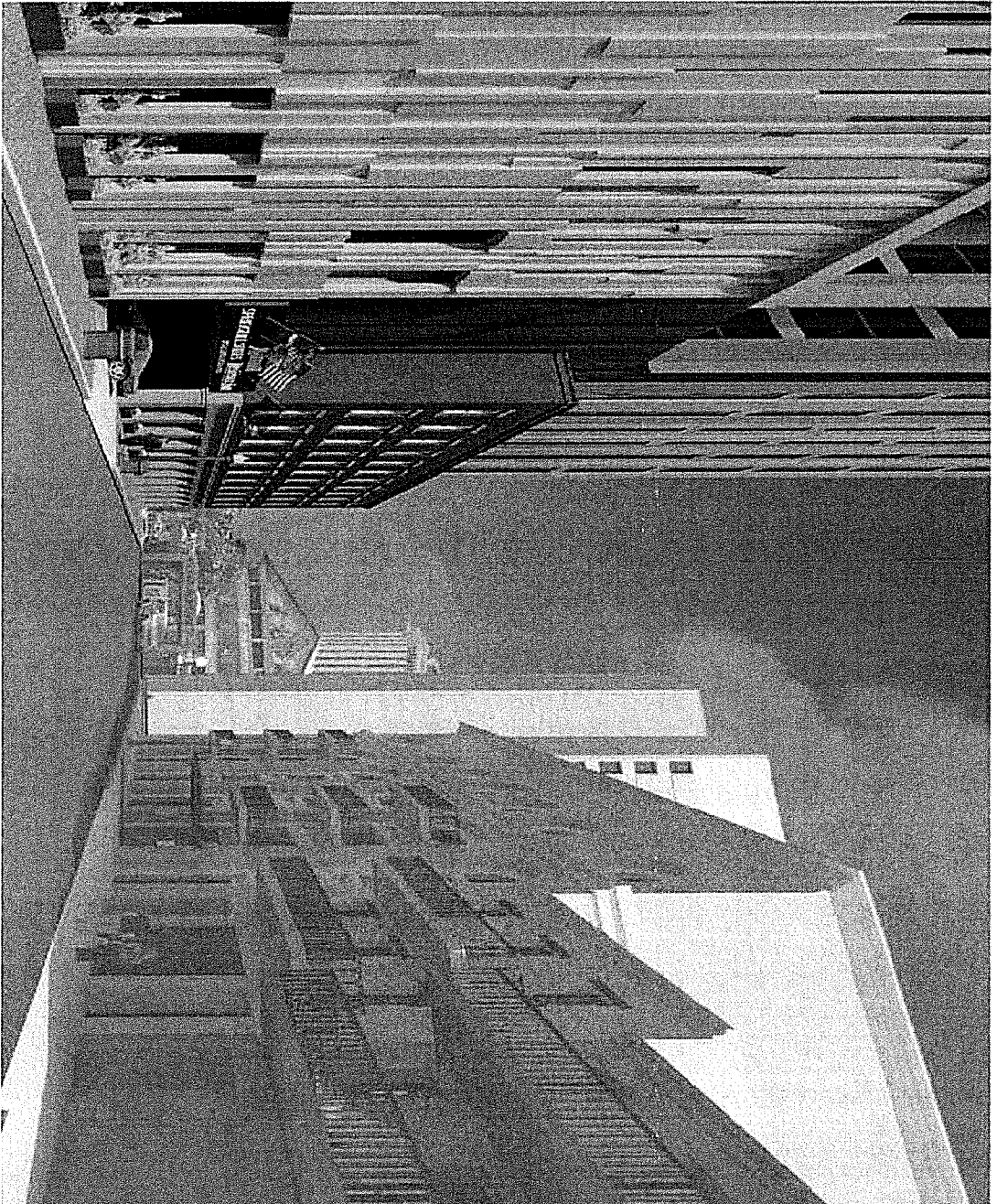
Sidewalk / Balcony View - Canal Street

Proposed Residence Inn & Springhill Suites by Marriott
Downtown New Orleans French Quarter
New Orleans, Louisiana



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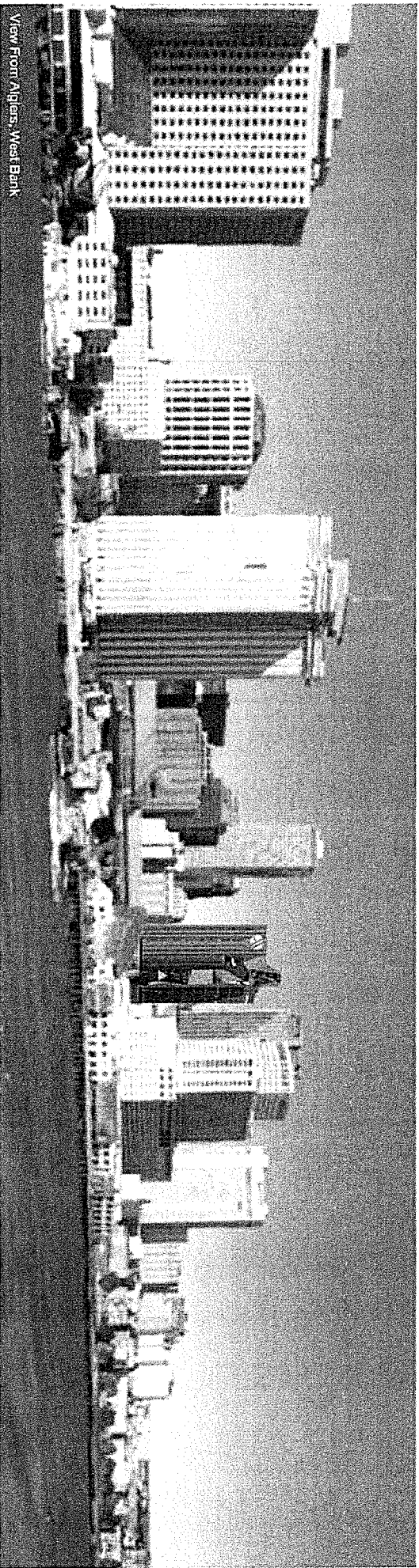
View at Common Street

Proposed Residence Inn & Springhill Suites by Marriott
Downtown New Orleans French Quarter
New Orleans, Louisiana

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View From Algiers, West Bank



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Proposed Residence Inn & Springhill Suites by Marriott
Downtown New Orleans French Quarter
New Orleans, Louisiana

400 Canal - Residence Inn & SpringHill Suites by Marriott
 French Quarter Downtown New Orleans
 Gross Floor Area Summary

Floor Level	Use and Function	GSF	Notes
Street Level	Hotel Lobby, Restaurant, Services	24,100	
Level 2	Restaurant, PDR's, Parking, Services	24,100	not including exterior balconies
Level 3	Parking	24,050	
Level 4	Parking	24,050	
Level 5	Parking	24,050	
Level 6	Guest Rooms, Pool, Exercise	20,200	
Level 7	Guest Rooms	17,150	
Level 8	Guest Rooms	17,150	
Level 9	Guest Rooms	17,150	
Level 10	Guest Rooms	17,150	
Level 11	Guest Rooms	17,150	
Level 12	Guest Rooms	17,150	
Level 13	Guest Rooms	17,180	
Level 14	Guest Rooms	17,180	
Level 15	Guest Rooms	17,180	
Level 16	Guest Rooms	17,180	
Level 17	Guest Rooms	17,180	
Level 18	Guest Rooms	17,180	
Level 19	Guest Rooms	17,180	
Level 20	Event/Function Space, Breakfast, Services	16,800	
Penthouse	Mechanical	3,500	
Total GSF		384,010	

Maximum Square Footage Requested: 390,000 sf
 Building Height: 250'-0"
 Maximum Number of Parking Stalls: 164